NPS Form 10-900
(Rev. Aug. 2002)

OMB No. 1024-0018
(Expires 1-31-2009)

United States Department of the Interior
National Park Service

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RECEIVED 2280
FEB 25 2009
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name: Frank, Richard and Mary Alice, House

Other names/site number: The Frank House

2. Location

Street & Number: 919 La Loma Road — Not for Publication: N/A

City or Town: Pasadena — Vicinity: N/A

State: California — Code: CA — County: Los Angeles — Code: ~~037~~ 037

Zip Code: 91105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (__See continuation sheet for additional comments.)

Signature of certifying official — Date: 23 FEB 2009

State Historic Preservation Officer

State or Federal Agency or Tribal government

In my opinion, the property ___meets ___does not meet the National Register criteria. (___See continuation sheet for additional comments.)

Signature of commenting official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is: — Signature of Keeper — Date of Action

✓ entered in the National Register — 4/10/2009
___ See continuation sheet.

___ determined eligible for the National Register
___ See continuation sheet.

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain): _____

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property Contributing	Noncontributing
x private	x building(s)	1	0 building(s)
___ public-local	___ district	___	___ sites
___ public-state	___ site	___	___ structures
___ public-federal	___ structure	___	___ objects
	___ object	1	0 total

Number of contributing resources previously listed in the National Register N/A

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)
MPS: Cultural Resources of the Recent Past—City of Pasadena

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

7. Description

Architectural Classification (Enter categories from instructions)

MODERN MOVEMENT

Materials (Enter categories from instructions)

foundation Concrete
roof Asphalt, metal
walls Stucco, wood, glass
walls
other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

Please see Section 7 Continuation Sheets.

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

___ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

___ B Property is associated with the lives of persons significant in our past.

x C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

___ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

___ A owned by a religious institution or used for religious purposes.

___ B removed from its original location.

___ C a birthplace or a grave.

___ D a cemetery.

___ E a reconstructed building, object, or structure.

___ F a commemorative property.

___ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)
Architecture

Significant Person (Complete if Criterion B is marked above)
N/A

Period of Significance
1957

Cultural Affiliation
N/A

Significant Dates
1957

Architect/Builder
Buff, Straub, and Hensman

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

Please see Section 8 Continuation Sheets.

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Please see Section 9 Continuation Sheets.: See MPS form.

Previous documentation on file (NPS)

_____ preliminary determination of individual listing (36 CFR 67) has been requested.

_____ previously listed in the National Register

_____ previously determined eligible by the National Register

_____ designated a National Historic Landmark

_____ recorded by Historic American Buildings Survey #_____

_____ recorded by Historic American Engineering Record #_____

Primary Location of Additional Data

_____ State Historic Preservation Office

_____ Other State agency

_____ Federal agency

X Local government

_____ University

_____ Other

Name of repository: City of Pasadena Planning Department

10. Geographical Data

Acreage of Property 1.07

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	392230	3777460	3			
2				4			

x See continuation sheet.

Verbal Boundary Description
See continuation sheet.

Boundary Justification
See continuation sheet.

11. Form Prepared By

Name/Title	Barbara Lamprecht, Architectural Historian				
Organization	ICF Jones & Stokes			Date	April 4, 2008
Street & Number	811 W. 7th Street, Suite 800			Telephone	213-627-5376
City or Town	Los Angeles	State	CA	Zip Code	90027

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

Photographs

Representative photographs of the property.

Property Owner

(Complete this item at the request of the SHPO or FPO.)

Name	Troy & Terri Miller, Miller Family				
Organization				Telephone	(626) 396-9224
Street & Number	919 La Loma Road				
City or Town	Pasadena	State	CA	Zip Code	91105

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

Description

Summary Paragraph

The grand east-facing post-and-beam, two-story Frank House is prominently sited on a brow overlooking a meadow-like acre of land, surrounded by trees on a steep oak-covered slope above the Arroyo Seco. Though relatively early in Buff, Straub & Hensman's body of work, at 4,700 square feet, the 1957 house is also one of the firm's largest, most "villa-like" residential commissions. Sam Maloof and John Kappel were among the furniture designers who developed pieces specifically for the house, and the master landscape architecture firm, Eckbo, Dean and Williams designed the landscape.

The property is located within the corporate limits of the City of Pasadena, California; specifically, within that portion of the city west of the Arroyo Seco. The property is located at 919 La Loma Road in Pasadena, California, on the north side of La Loma road between Hillside Terrace and South San Rafael Avenue. The property is accessed by an upward-sloping driveway extending north from La Loma Road and its primary elevation faces south toward La Loma Road. The location of the property, Assessor Parcel Number: 5714-033-012, is the parcel historically associated with the house. The property is defined by the LEGAL TRACT NO 7877 1.01 MORE OR LESS ACS COM AT NW COR OF LOT B TH NE ON NW LINE OF SD LOT 232.65 FT TH S 0\51'45" W 122.28 FT TH S 78\45'56" W 45.11 FT TH S 24\48'23" W 36.11 FT TH S 4\48'15" OF LEGAL LOT B.

History / Description

The pastoral setting was first settled in the 1870s by middle-class intelligentsia known as The Indiana Colony before it was incorporated as City of Pasadena in 1886. Today the area is known for exclusive upscale estates in a variety of styles, manicured landscaping (whether "California native" or formal French), and memorable bungalows built by some of the original settlers and their followers.

In deference to four large trees in particular, the trio devised a pinwheel plan (also employed for the Mello house, near design completion that same year) to allow daylight and fresh air throughout the house. Thus, the long wings of the house are narrow, permitting views in various directions from most rooms. The pinwheel plan, separating the structure into four major interior areas, also helped the family organization, according to an unpublished memo, a typed unbylined small piece of paper, held in the BSH office. It reflected:

> *"the family composition: the formal living-dining area connected physically to the kitchen zone and yet distinctly separated from major circulation; the kitchen and informal dining-family activity space; the children's sleeping wing and the private master suite."*[1]

The same memo states that the primary challenge in the development of the residence was "to preserve the many large trees and to maintain the natural quality of the terrain." The architects, the memo continues, performed "an extremely careful analysis of these factors, which resulted in a house disposed on six levels." The resulting long two-story "bungalow" steps down the hillside in six interlocking levels of varying heights, creating a complex composition in section.

In addition to maintaining the pastoral quality of the natural setting, the architects were also able to minimize the "costly site preparations, foundation work and retaining walls normally associated with hillside building" along with the "all too frequent 'cut and fill pad' quality that prevails in southern California ..." the memo states. This double-duty objective was often championed by Buff, Straub and Hensman, seen in their own writings, public relations material, and reflected in their houses.

[1] The author of the memo was probably Donald Hensman, according to Dennis Smith, principal, BSH

This typical sensitivity to site could be seen, for example, in some houses that appear to cantilever from a hill but which actually enjoy a fairly conventional foundation, marrying a concern for economy as well as for minimally disturbing the setting.
Set in and against a tree-ringed meadow, the hill on which the house is set drops off even more sharply on the east side, the primary façade of the house. While a complex puzzle in both section and plan, the overall effect on this elevation is that of a T-shaped building. The stem of the T is the tall living room, whose prominent ridge beam extends well past the wood tongue-and-groove overhang protecting the full-length porch leading from the living room; this strong extension of the timbers (like other structural roof members, whatever their orientation) reinforces the Japanese inspirations close to hand. Two wings spread north and south from the T stem, but step back from this volume to the east so that the living room remains a powerful gesture against the hill even while the house conveys a firm rootedness with the ground. The wings contain bedrooms on the north and dining, kitchen and family areas on the south. A secondary vertical volume housing the children's rooms on the west side of the house has a roof virtually identical to that of the living room, with shallow angle and protruding outrigger ridge beam. Only the top of this volume emerges above the main spine of the ground floor and accentuates the design's animated response to its hillside condition. This windowed top, just visible from the pool, was designed, and still used, as a "secret" hiding place and play area for the children, obtained by a short ladder from one of the children's bedrooms.

Outdoor areas are carefully integrated into the overall scheme to connect indoors and outdoors through landscaping, broad, shallow steps, and intermediary terraces elevated at step height. Outdoor decks extend all major volumes (living room, master suite, and family rooms) into the landscape. As was standard with Buff, Straub and Hensman designs, and still standard in Buff, Smith, and Hensman, a module was used, in this case 32," "with the majority of major structural elements exposed in order to achieve visual continuity and to express the basic rhythm of the house," the memo concludes.

In contrast to the forceful east façade, the public entrance is deferential, discreet. A long path from the parking area on the far south leads to broad steps and then a covered transitional area, defined by a grid of open post-and-beam trellis work and lush landscaping, that protects the visitor approaching the front door on the path parallel to the long north-south spine of the house. Immediately to the west, the hill angles more sharply, providing a shady backdrop and a sense of protection to the house. The front door leads to the "spine" that also serves as a bridge above the east end of the living room; this "bridge" also affords a large view of the tree-ringed meadow beyond.

Natural materials, often the same as the exterior, are used throughout the house for cabinetry, flooring and fireplace. On the interior, as on the exterior, the wood framing members are stained dark, a common motif in BSH architecture. Common brick is used for the fireplace; steps leading from the living room down to the pool and play/work/servant rooms, and as the coping for stucco-clad low walls that appear as transitional elements between the living room and pool elevations.

The interior includes character-defining features such as a living room ridge beam at a height of 12 feet, skylights in the (potentially dark) wood kitchen to illuminate task spaces, copious and clever places for storage and a "hidden play space" for the children.

Alterations
On the east (primary) façade, an internal staircase to the north of the living room wing was added by the Franks in the 1980s, housed in a small two-story wood, stucco and glass volume set back from the living room with a hipped standing seam metal roof which can be clearly read as an addition. This internal staircase replaced an exterior staircase in the same location; the move was intended to unify internal spaces. This alteration was not designed by Buff, Straub & Hensman. The use of wood and stucco is in character with the house, and the addition employs the datum line of the balcony fascia (a flat 1x8 board) to separate the upper fixed light window and the lower sliding glass door leading to the pool area, integrating the addition into the larger composition. However, the window proportions, roof shape, and material choice for the roof are not in character. While this addition compromises the design, materials and workmanship aspects of the building's integrity, integrity is considered

comprehensively. The addition does not compromise the overall high quality of integrity of the house; in addition, it may be possible to reverse this additive condition in a number of ways more compatible with the structure and design intent of the architects.

The original deteriorated wood plank balcony and railing on the second story of the east side of the house was replaced by ipe (a hardwood species of dark, very dense wood) for the balcony, an alteration which has not affected the integrity of the house. The railing was designed by the current owner and is striking in that it is very much in character with the design strategies and intent without attempting to appear as though built in 1957, the period of significance. For example, the beam ends of the railing extend past each other, responding to the existing motif of structural members extending beyond each other.

A small open pool house with wood and stucco elements northeast of and below the main house was mostly demolished by a former owner, and was completed by the current owner. The plans and documentation exist and it could be reconstructed, but its absence does not affect the overall high quality of integrity of the property.

Statement of Significance

The stately Frank House's overall massing and grand command of an expansive site with large trees and grounds recalls a more famous neighbor less than a mile up the Arroyo to the north, the 1908 Gamble House by Charles and Henry Greene as well as the older architects' seminal influence on Buff, Straub & Hensman. Like other monumental bungalows by the Greenes, the Frank House is a large stucco (painted a deep ochre on the outside, the color again recalling its American Arts and Crafts heritage) and wood house with its gently pitched roofs, articulated volumes, and a strong Craftsman/Japanese influence. However, here instead of bands of windows "punched into" shingle siding ala the Gamble House, the exterior of the Frank House is a mix of wide sections of glass; brick; and thin, vertically oriented tongue-and-groove wood panels (painted a sage green) or stucco of a fine sand-grain finish. The panels and the stucco only become part of a larger rhythm with the modular exposed framing of timber posts, beams, rafters and joists and railings, which together visually unifies the house and are the principal character-defining features of both the house and Buff, Straub & Hensman work during this period.

The client was a young, successful businessman; his wife, an interior decorator, and their three children. The Frank family founded, owned and operated Lawry Foods, a well-known factory, restaurant and retail center, nearby in northeast Los Angeles; the family company became one of American's largest purveyors of certain convenience foods, particularly blends of spices, which began to appear after World War II and that appealed to the middle class, servantless homemaker.

Because of its large size, the prominent site, and complex program, the Frank House demonstrates the firm's early confidence and mastery of their emerging architectural vocabulary at an ambitious residential scale and at an early time in the group's practice. It also demonstrates the way that local and strong influences were not imposed but thoughtfully integrated into a Modernist paradigm of the post-and-beam construction technology popularized by the USC/Pasadena Schools after World War II. In effect, the design "dematerializes" Craftsman architecture through the use of glass, which replaces much opaque sheathing, while also employing vernacular Japanese strategies, for example in the stucco infill between vertical framing members. The house's graceful exploitation of site is also an important philosophical value in the work of master architects Buff, Straub, and Hensman, an approach advocated by Modernists in general and the USC architectural faculty in particular during this time, and well demonstrated here. The resulting composition is not a hodgepodge of mixed styles but a strong, Modern, individual statement that integrates these styles and adds to them in a contemporary way reflecting the period of significance, 1957.

Significance—Conclusion

Argument under Criterion C- Eligible

As demonstrated above, this work by Buff, Straub & Hensman meets the registration requirements as outlined in the Multiple Property Submission, Cultural Resources of the Recent Past, City of Pasadena. This single-family house has virtually all of its character-defining features and retains its integrity. It is an excellent example both of the firm's body of work and as an excellent example of Post-and-Beam residential architecture, as well as embodying the larger architectural concerns and expressions of Pasadena's "Recent Past" as described in Context Statement 2. It is significant as demonstrating innovation in residential Modernism as a single-family house within the period of significance, 1948 – 1968. Therefore, it is eligible to qualify for listing in the National Register under Criterion C, Architecture and Design, at the local level of significance, with a period of significance of 1957.

Bibliographic References

Buff, Smith and Hensman archives. Office, 1450 W. Colorado Blvd., Pasadena 91105.

Los Angeles Times Home Magazine, March 18, 1962.

Smith, Dennis, president/principal, Buff, Smith and Hensman. Interview with B. Lamprecht January 28, 2008.

Verbal Boundary Description

Assessor Parcel Number : 5714-033-012

Verbal Boundary Justification

This is the parcel historically associated with the property

Photographs

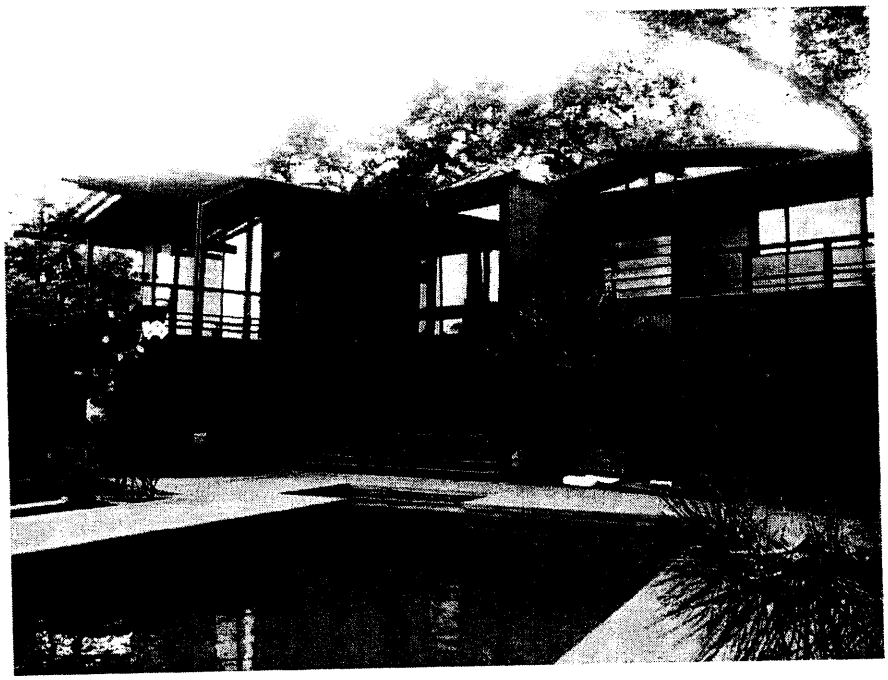
Frank House – Pasadena
Los Angeles County, California
Barbara Lamprecht, Jones & Stokes
March 24, 2008
Negative: Jones & Stokes
View: south and west elevations, view northeast.
CA_LosAngelesCounty_919LaLomaRoad1.tiff

Frank House – Pasadena
Los Angeles County, California
Barbara Lamprecht, Jones & Stokes
March 24, 2008
Negative: Jones & Stokes
View: Looking north, entry court
CA_LosAngelesCounty_919LaLomaRoad2.tiff

Frank House – Pasadena
Los Angeles County, California
Barbara Lamprecht, Jones & Stokes
March 24, 2008
Negative: Jones & Stokes
View: detail of front walkway, view northeast.
CA_LosAngelesCounty_919LaLomaRoad3.tiff

Frank House – Pasadena
Los Angeles County, California
Barbara Lamprecht, Jones & Stokes
March 24, 2008
Negative: Jones & Stokes
View: Detail of exterior porch and stairs.
CA_LosAngelesCounty_919LaLomaRoad4.tiff

Frank House – Pasadena
Los Angeles County, California
Barbara Lamprecht, Jones & Stokes
March 24, 2008
Negative: Jones & Stokes
View: east elevations, view southwest.
CA_LosAngelesCounty_919LaLomaRoad5.tiff

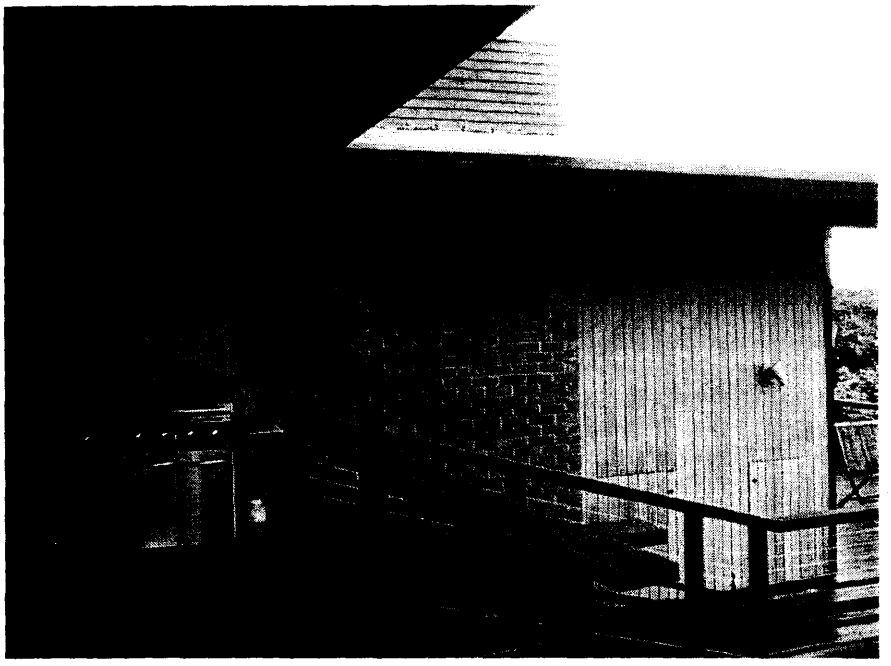


Frank House – Pasadena
Los Angeles County, California
Barbara Lamprecht, Jones & Stokes
March 24, 2008
Negative: Jones & Stokes
View: east elevation, view west.
CA_LosAngelesCounty_919LaLomaRoad6.tiff

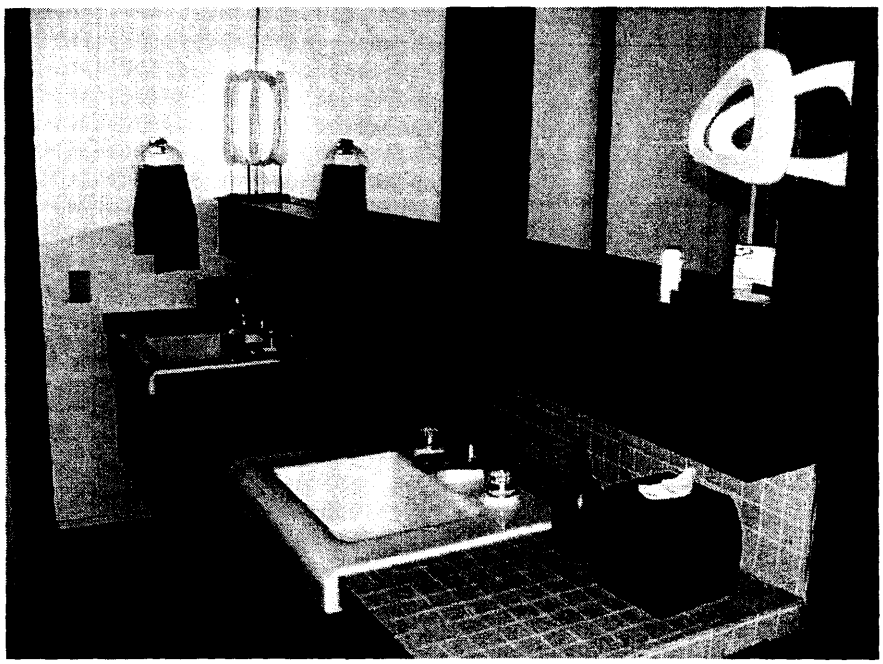
Frank House – Pasadena
Los Angeles County, California
Barbara Lamprecht, Jones & Stokes
March 24, 2008
Negative: Jones & Stokes
View: east elevations, view northwest.
CA_LosAngelesCounty_919LaLomaRoad7.tiff

Frank House – Pasadena
Los Angeles County, California
Barbara Lamprecht, Jones & Stokes
March 24, 2008
Negative: Jones & Stokes
View: east and south elevations, view west.
CA_LosAngelesCounty_919LaLomaRoad8.tiff

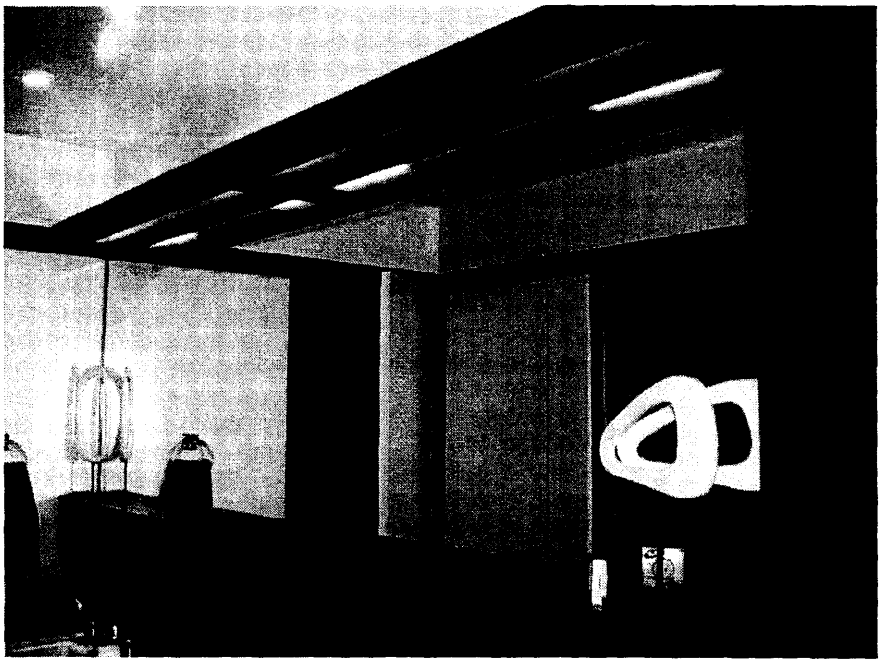
Frank House – Pasadena
Los Angeles County, California
Barbara Lamprecht, Jones & Stokes
March 24, 2008
Negative: Jones & Stokes
View: Looking northeast from kitchen to south wall of living room
CA_LosAngelesCounty_919LaLomaRoad9.tiff



Frank House – Pasadena
Los Angeles County, California
Barbara Lamprecht, Jones & Stokes
March 24, 2008
Negative: Jones & Stokes
View: Interior view of bathroom vanity.
CA_LosAngelesCounty_919LaLomaRoad10.tiff

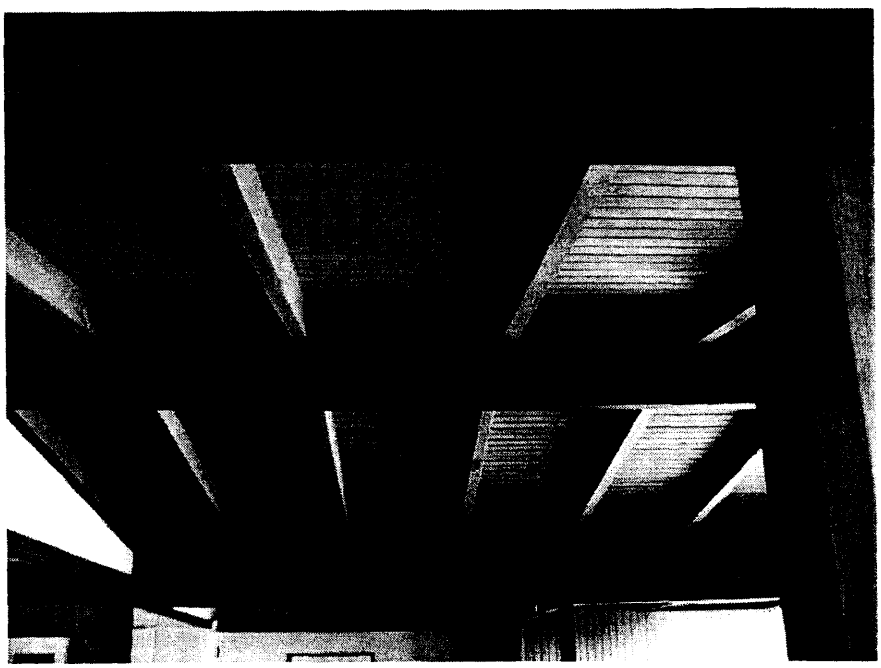


Frank House – Pasadena
Los Angeles County, California
Barbara Lamprecht, Jones & Stokes
March 24, 2008
Negative: Jones & Stokes
View: Interior view of bathroom vanity.
CA_LosAngelesCounty_919LaLomaRoad11.tiff



Frank House – Pasadena
Los Angeles County, California
Barbara Lamprecht, Jones & Stokes
March 24, 2008
Negative: Jones & Stokes
View: interior detail of ceiling.
CA_LosAngelesCounty_919LaLomaRoad12.tiff

Frank House – Pasadena
Los Angeles County, California
Barbara Lamprecht, Jones & Stokes
March 24, 2008
Negative: Jones & Stokes
View: interior detail of ceiling.
CA_LosAngelesCounty_919LaLomaRoad13.tiff



Frank House - 919 La Loma Road, Pasadena, CA